| 138.0 | 0001 | 0010.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 1,016,600 / | 1,016,600 |
| USE VALUE: | 1,016,600 / | 1,016,600 |
| ASSESSED: | 1,016,600 / | 1,016,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 193 | | JASON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BOSCO JOSEPH A & ELLEN L |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 193 JASON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1859 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6693.000 | 452,500 | 5,400 | 558,700 | 1,016,600 |
| Total Card | 0.154 | 452,500 | 5,400 | 558,700 | 1,016,600 |
| Total Parcel | 0.154 | 452,500 | 5,400 | 558,700 | 1,016,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.74 | /Parcel: 546.74

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 88247 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 12/07/17 |

!10646!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 138.0-0001-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 452,500 | 5400 | 6,693. | 558,700 | 1,016,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 439,000 | 5400 | 6,693. | 558,700 | 1,003,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 438,800 | 5400 | 6,693. | 558,700 | 1,002,900 | 1,002,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 335,500 | 5400 | 6,693. | 589,800 | 930,700 | 930,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 334,800 | 5400 | 6,693. | 434,600 | 774,800 | 774,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 334,800 | 5400 | 6,693. | 415,900 | 756,100 | 756,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 334,800 | 5400 | 6,693. | 384,900 | 725,100 | 725,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 326,800 | 5400 | 6,693. | 322,800 | 655,000 | 655,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 11:06:09 |

**LAST REV**

| Date | Time |
|---|---|
| 01/03/18 | 13:36:10 |

ekelly

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 88247 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10646

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 15658-136 | | 6/1/1984 | | 175,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/11/2007 | 928 | Manual | 2,400 | | | | | build roof to cove |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/7/2017 | Inspected | BS | Barbara S |
| 11/10/2017 | MEAS&NOTICE | HS | Hanne S |
| 2/13/2009 | Measured | 336 | PATRIOT |
| 12/11/1999 | Inspected | 263 | PATRIOT |
| 11/18/1999 | Mailer Sent | | |
| 11/8/1999 | Measured | 263 | PATRIOT |
| 9/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6693 | | Sq. Ft. | Site | | 0 | 90. | 0.93 | 10 | | | | | | | | | 558,710 | | | | | | 558,700 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.15365 | Total SF/SM: | 6693 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 558,710 | Spl Credit | | Total: | 558,700 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 2 - Slate | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1936 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.25000000 |
| Const Adj.: | 1.02989697 |
| Adj $ / SQ: | 167.358 |
| Other Features: | 97500 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 555911 |
| Depreciation: | 103399 |
| Depreciated Total: | 452512 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

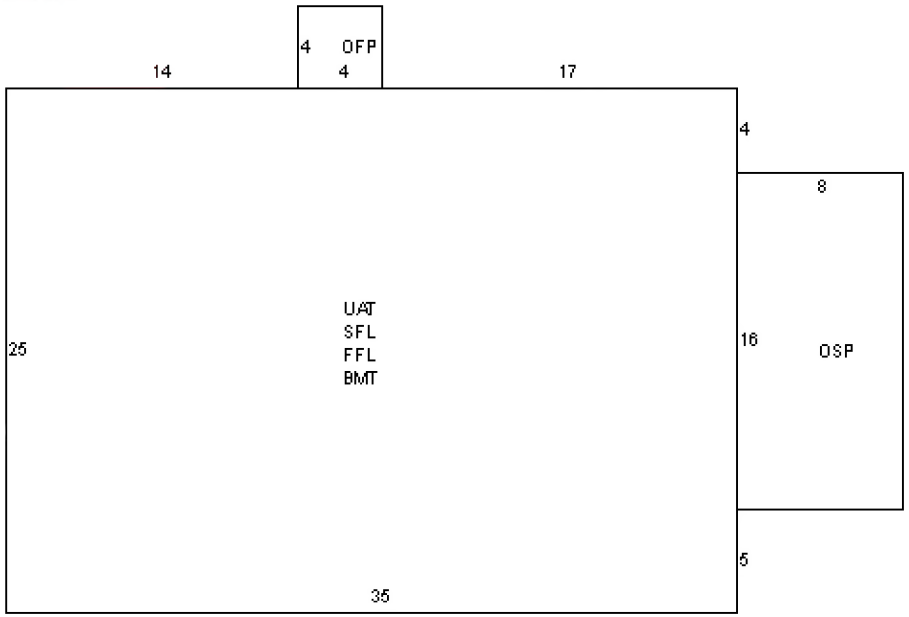
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 202.50 |
| Special Features: | 0 | Val/Su Net: | 151.44 |
| Final Total: | 452500 | Val/Su SzAd | 258.57 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 875 | 50.210 | 43,932 |
| FFL | First Floor | 875 | 167.360 | 146,438 |
| SFL | Second Floor | 875 | 167.360 | 146,438 |
| UAT | Upper Attic | 219 | 92.050 | 20,135 |
| OSP | Screen Porch | 128 | 33.300 | 4,262 |
| OFP | Open Porch | 16 | 45.320 | 725 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,988 | | | Total: | 361,930 |
| Size Ad | 1750 | Gross Area | 3644 | FinArea | 1859 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| UAT | 100 | FLA | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0001-0010.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 19X20 | A | AV | 1936 | 21.58 | T | 40 | 101 | | | 4,900 | | | 4,900 |
| 19 | Patio | D | Y | 1 | 12X16 | A | AV | 1936 | 4.20 | T | 40.8 | 101 | | | 500 | | | 500 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 5,400 | Total Special Featues: | |
| | | | | Total: | 5,400 |